SALLY WALTHAM
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0622/98 Received: 17-JUN-98 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincs

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs PE12 6QJ

Description: Residential development comprising four detached dwellings served by private drive

Location : Land at Roman Bank Saracens Head Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 Before the occupation of the individual dwellings, the screen walling shown on their respective plots on the amended drawing no. 980604/01 (Revision A) shall be provided to the reasonable satisfaction of the Local Planning Authority. Such walling shall be constructed of the same brick as the dwelling to which it relates.

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Reason: In the interests of visual and residential amenity.

4 Before the commencement of the construction of the dwellings, the 'private drive' as shown on the amended drawing no. 980604/01 (Revision A) shall be laid out and constructed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

5 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

6 Before the occupation of the individual dwellings, the existing frontage hedge along Roman Bank shall be trimmed back to a distance of 2 metres from the adjoining carriageway edge and so maintained thereafter, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

7 Before the occupation of the individual dwellings, a scheme of lighting in respect of the private drive and individual accesses shall be implemented and made operational, to the reasonable satisfaction of the Local Planning Authority, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and highway safety.

8 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall

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be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

9 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

10 Before the commencement of the construction of the dwelling on Plot 1, the protected trees on the frontage of the site with Roman Bank, (excluding that shown in green on the attached plan) shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the dwelling is completed and building work ceases.

Reason: To safeguard trees during the course of development which are the subject of a Tree Preservation Order.

11 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

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Reason: To safeguard trees during the course of development which are subject to a Tree Preservation Order.

12 With respect to the protected tree (shown in green on the attached plan), details shall be submitted to and approved in writing by the Local Planning Authority of its protection during the course of the construction of the private drive. Such details shall be approved by the Local Planning Authority before the commencement of the construction of the private drive and the approved measures subsequently implemented to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard a tree during the course of development which is subject to a Tree Preservation Order.

13 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the development and to ensure a satisfactory form of development.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing nos. 970901/01 Rev A ; 980604/01 Rev A and 980604/P3 Rev A) received by the Local Planning Authority on 22nd September 1998.

Your attention is drawn to the fact that the permission has been granted, contrary to the approved Development Brief for Saracens Head because of the special circumstances pertaining to the application. The inference should not be drawn that, in future, the Local Planning Authority would not wish to adhere to the requirements of the Brief as approved supplementary guidance.

Director of Housing and Planning Services
23 MAR 1999

H23/0622/98

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H23/0622/98 Received:17-JUN-98 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincs

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs PE12 6QJ

Description: Residential development comprising four detached dwellings served by private drive
Location : Land at Roman Bank Saracens Head Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 Before the occupation of the individual dwellings, the screen walling shown on their respective plots on the amended drawing no. 980604/01 (Revision A) shall be provided to the reasonable satisfaction of the Local Planning Authority. Such walling shall be constructed of the same brick as the dwelling to which it relates.

Reason: In the interests of visual and residential amenity.

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Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

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Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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Your attention is drawn to the fact that the permission has been granted, contrary to the approved Development Brief for Saracens Head because of the special circumstances pertaining to the application.* The inference should not be drawn that, in future, the Local Planning Authority would not wish to adhere to the requirements of ~~the~~ Brief as approved supplementary guidance.

* in particular, the planning permission granted subsequent to the approval of the Brief nearby

05-MAR-99

Checked .....

Authorised to issue (inc Delegation).....